



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:

Public Agency:	City of Lake Forest
Project Name:	Tentative Tract Map No. 15594/ Site Development Permit 2008-11 (The Pinnacle at Serrano Highlands)
Project Location:	North and east of the Peachwood/Tamarisk Street intersection, Lake Forest, CA 92630

Project Sponsor's Name and Address:

Gary Emsiek
 Madison Investors LP
 25108 Marguerite Parkway, Suite A-132
 Mission Viejo, CA 92691
 (949) 322-6984

Project Description:

Approval is sought by the project applicant for a tentative tract map and site development permit to subdivide 24.6 gross acres of undeveloped land into 85 numbered lots for single-family residential use, one numbered lot for private park purposes, 22 lettered lots designated for open space or common access driveways, and 3 lettered lots for private streets and sidewalks. The Pinnacle at Serrano Highlands residential project proposes 85 single-family homes, 2 pocket parks, a 1.5-acre linear park following an existing utility easement, and an open space buffer along the site's northern boundary.

This Initial Study was completed in accordance with the City's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Subsequent Negative Declaration. The Initial Study reflects the independent judgment of the City.

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | The Project site IS on a list compiled pursuant to Government Code section 65962.5. |
| <input checked="" type="checkbox"/> | The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5. |
| <input type="checkbox"/> | The proposed project IS considered a project of statewide, regional or area-wide significance. |
| <input checked="" type="checkbox"/> | The proposed project IS NOT considered a project of statewide, regional or area-wide significance. |
| <input type="checkbox"/> | The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input checked="" type="checkbox"/> | The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation. |
| <input type="checkbox"/> | A scoping meeting WILL be held by the lead agency. |
| <input checked="" type="checkbox"/> | A scoping meeting WILL NOT be held by the lead agency. |

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date:	N/A	Time:	N/A	Location:	N/A
-------	-----	-------	-----	-----------	-----

Copies of the Initial Study and Draft Negative Declaration/Mitigated Negative Declaration are on file and are available for public review at 3 locations, as follows:

- 1) Lake Forest City Hall, Planning Division, 25550 Commercentre Drive, Suite 100, Lake Forest, CA 92630
- 2) El Toro Branch Library, 24672 Raymond Way, Lake Forest, California 92630
- 3) Foothill Ranch Branch Library, 27002 Cabriole, Lake Forest, California 92610
- 4) <http://www.lakeforestca.gov/pinnacle-serranohighlands/initialstudy>

Comments will be received from **March 21, 2012** to **April 20, 2012, 5:00 p.m.**

Any person wishing to comment on this matter must submit such comments, in writing, to the City prior to this date. Comments of all Responsible Agencies are also requested.

The Planning Commission will consider the project and the Draft Negative Declaration at its meeting on:

Date:	To be determined	Time:	7:00 p.m.
-------	------------------	-------	-----------

If the Planning Commission finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the Planning Commission may proceed to consider the project without the preparation of an Environmental Impact Report.

**Date Received
for Filing:** _____

(Clerk Stamp Here)

Staff Signature

Senior Planner
Title